



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image									
Account	660003427				No Image On File									
Parcel ID	24N18E-04-2-00000-000-0000													
Cadastral ID	04-24-18-00500													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	2											
Tax Area	14 - CHELSEA RURAL													
Name ID	325702													
THE COATHANGER RANCH LLC														
2001 S 4270 RD CHELSEA OK 74016-0000														
Parcel Location														
Situs														
Subdivision														
Lot/Block	/	Parcel Size	137.18 - Acres											
Sec/Twn/Rng	4 / 24 / 18 / 2													
Neighborhood	4050 - CHELSEA FOYIL RURAL													
School District	S003 - CHELSEA SCHOOLS													
Legal Description Lat/Long: 36.59411665 -95.39485234														
Building Permits														
LOTS 3-4 & SE NW LESS E 330' S 264' E2 W2 SE NW & NE NE SW														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	OAKLEY, LYNN A &	09/19/2018	0	WB					
					886/66	SIMPSON, KATHARYN C ESTATE	07/01/1992	328,500	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax						
Remove Cap	0	Land Value	21,667	21,667	11%	2,383	Assessed	2,383	197.19					
Year Frozen	0	Improvements	0	0	0	Penalty	0							
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00						
TIF Project ID	0	Total Value	21,667	21,667	2,383	Total Taxable	2,383	197.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660003427	THE COATHANGER RANCH LLC	14	21,667	0	2,383	197.00							
2024	2024-660003427	THE COATHANGER RANCH LLC	14	21,667	0	2,383	201.00							
2023	2023-660003427	THE COATHANGER RANCH LLC	14	21,667	0	2,383	203.00							
2022	2022-660003427	THE COATHANGER RANCH LLC	14	21,667	0	2,383	202.00							
2021	2021-660003427	THE COATHANGER RANCH LLC	14	21,667	0	2,383	202.00							
2020	2020-660003427	THE COATHANGER RANCH LLC	14	21,667	0	2,383	202.00							
2019	2019-660003427	THE COATHANGER RANCH LLC	14	21,667	0	2,383	205.00							
2018	2018-660003427	THE COATHANGER RANCH LLC	14	21,686	0	2,385	204.00							
2017	2017-660003427	OAKLEY, LYNN A &	14	21,667	0	2,383	204.00							
2016	2016-660003427	OAKLEY, LYNN A &	14	21,667	0	2,383	208.00							
2015	2015-660003427	OAKLEY, LYNN A &	14	21,667	0	2,383	205.00							
2014	2014-660003427	OAKLEY, LYNN A &	14	21,686	0	2,385	212.00							
2013	2013-660003427	OAKLEY, LYNN A &	14	21,686	0	2,385	212.00							



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Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE) Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Units-Buildable Base Lot Value Factor Value Adjustments Lot Value		Primary Image	
Residential Data Type Condition - Quality - Architecture Style Exterior Wall Base/Total Area / Style HVAC Roof Cover Area on Slab Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age /		GRM Approach GRM Code Gross Rent 0.00 Indicated Value	
		Multiple Regression MRA Code Adjusted R Indicated Value	
		Direct Comparables Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value	
Cost Approach Manual : 01/2025		Value Reconciliation	
Base Cost 0.00 Roofing Adj + 0.00 Subfloor Adj + 0.00 Heat/Cool Adj + 0.00 Plumbing Adj + 0.00 Basement Adj + 0.00 Adj Base Cost = 0.00 Total Area x Adjusted Cost = 0	Total Misc Impr + 0 Garage Cost + Total RCN = 0 Depreciation (0%) - 0 Lump Sums + 0 RCNLD = Lot Value + Indicated Value = Value Per SqFt 0.00	Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 21,667 Site Improvements Total Value 21,667 0.00 Total Value Per SqFt	
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HC	HECTOR STONY SANDY LOAM	TMBR	20		0	11.000	36	36	396	396
HLC	HECTOR-LINKER FINE SANDY	TMBR	35		0	3.380	63	63	213	213
VD	VERDIGRIS SILT LOAM	TMBR	95		0	6.000	171	171	1,026	1,026
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47		0	47.800	85	85	4,044	4,044
TMBR Totals						68.180			5,679	5,679
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	10.000	168	168	1,680	1,680
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	9.000	224	224	2,016	2,016
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35		0	6.000	98	98	588	588
VD	VERDIGRIS SILT LOAM	IMP PST	95		0	44.000	266	266	11,704	11,704
IMP PST Totals						69.000			15,988	15,988
Total Agland						137.180			21,667	21,667